

PLANNING COMMISSION MINUTES  
December 7, 1993

Present: Chairman Dick Dresher, Jeff Chretien, Kathi Izatt, Elaine McKay, Don Milligan, Mark Green, Mick Johnson, Mike Holmes; Barbara Holt, City Council Representative; Jack Balling, City Engineer; Blaine Gehring, Planning and Redevelopment Director; Shirley Chevalier, Recording Secretary

The minutes of November 16, 1993 were unanimously approved as written.

**Conditional Use Permits**

12-7-93.3 Davis Cycle/Pine Mountain Motion, 177 West 300 South, Rowland Davis & Colin Buck, Owners

The owners are licensed to sell motorcycle parts and accessories and would like to expand to include the sale and service of new and used motorcycles. Nothing will be changed to the site as it exists. They plan to use the extension on the corner of the building as a covered display space. This will not interfere with the parking spaces. This business does not abut any residential property. Staff recommends approval subject to the following conditions:

1. That the outside display of motorcycles be limited to the area under the roof extension on the northwest corner of the building;
2. The building and business be reinspected by the Fire Marshall for compliance with the addition of the motorcycles and their full gas tanks.

The owners stated the new motorcycles do not have gas in them, but the ones they would be repairing would have a little, and they have no objection to the Fire Marshall's inspection.

Jeff Chretien made a motion to approve the Conditional Use Permit for Davis Cycle/Pine Mountain Motion, 177 West 300 South subject to the conditions recommended by staff; seconded by Don Milligan. Kathi Izatt amended the motion to add limiting the time that off-road cycles, due to their noise, not be run before 8:00 AM or after 8:00 PM; Jeff Chretien approved the amendment which was seconded by Don Milligan; voting was unanimous.

**Zoning Amendment**

12-7-93.5 TDA Properties, Inc., 620 South Main, from R-3-25 to C-G

No one was in attendance for this item. Jeff Chretien made a motion to postpone this item to January 4, 1994; Mick Johnson seconded; voting was unanimous.

12-7-93.6 Consider the rezone of approximately .75 acres on the southwest corner of Wicker Lane and Orchard Drive from R-1 -6.5 to R-3-16, Jason Wallin, Applicant

The applicant was not present, however one of the property owners, Mr. Rodger Calder, was present and his signature appears on the application form. It was felt that the Planning Commission could proceed rather than postpone this item to a later date.

There are three properties involved in the rezone. Mr. Walling wishes to purchase the corner property to construct a duplex but is in an R-1 -6.5 single family only zone. The other two properties are between this zone and an R-3-16 zone. All three of these properties were rezoned for multiple family units in 1979. In 1982, when a new zoning ordinance was adopted, the property was zoned single family and apartments which had been legally developed became non-conforming. The property on the corner of Orchard Drive and Wicker Lane is in poor condition and a rezone will upgrade it with the construction of a duplex.

Barbara Holt made a motion to recommend approval of the rezone to City Council; **seconded by Kathi Izatt; voting was unanimous.**

**Subdivision**

12-7-93.7 Heather North Subdivision, 50 West 2200 South, Dlgfrans Training, Inc., Developer, Preliminary & Final Approval

This property, containing 10 lots, is located on the south side of 2200 South Street. The Engineering Department checked the plans and the following corrections need to be made:

1. Submit the centerline design from 200 West to Orchard Drive using Bountiful City coordinates for monuments in 200 West street and Orchard Drive;
2. Include the dedication of 2200 South to the centerline of the street in the plat;
3. Change the City Engineer's approval to match what Bountiful City has been using;
4. After the plat has been changed and approved by the Engineering Dept., a title report is required before a complete check can be made (the title report should use the subdivision boundary description.);

5. The curb and gutter will be removed because of its poor condition, and placed parallel to the walk. This must be shown on the plans;
6. Show the 4" water line to be replaced with 6" water line on the construction drawings;
7. Show the asphalt street to be patched where trenches will exist and the entire street to receive an overlay.

Staff recommends preliminary and final approval subject to the following conditions:

1. Correction of the items listed above; 2. Posting of a bond and payment of fees as outlined in the bond letter; 3. Compliance with all provisions of the bond letter; 4. Compliance with all ordinances, codes, and policies of Bountiful City.

Jeff Chretlen made a motion to grant preliminary and final approval to Heather North Subdivision, 50 West 2200 South, subject to the recommendations of staff; Elaine McKay seconded the motion; voting was unanimous.

#### 12-7-93.8 Country Station PUD, Phase 7, 499 North 200 West, Clark Jenkins, Developer, Preliminary & Final Approval

This PUD was started in 1984. Six phases have been completed for a total of nine buildings totaling 32 dwelling units. Phase 7 consists of one duplex and one fourplex. The roadway and all of the site improvements are completed throughout this development. Staff recommends final approval subject to the following conditions:

1. Payment of past storm detention fee of \$2,265.00 for phases 3, 4, & 5;
2. Payments for phase 7 of sewer connection fee - \$3,600.00; storm detention fee - \$810.00; payment of water connection fee and meter as required by the Water Dept.;
3. Completion of plat as per condominium ownership requirements; 4. Updated title report;
5. Compliance with PUD ordinance; 6. Compliance with building codes.

Elaine McKay made a motion to grant preliminary and final approval to Phase 7 of the Country Station PUD, 499 North 200 West, subject to the recommendations by staff; seconded by Jeff Chretlen; Mick Johnson abstained; majority voted approval.

#### 12-7-93.9 One Building Lot at 3457 South Bountiful Blvd., Glendon Homes, Developer; Tom Baker, Rep.

This property is located between Chelsea Cove No. 7 and North Canyon Estates Plat B. The lot is 13,034.89 sq. ft. which, under the Foothill Ordinance, would not be a legal lot. It has been determined that the lot was created around the spring of 1977 before it was annexed into Bountiful City, and would have been accepted as legally existing in size when annexed.

The southern end of the property is a drainage easement for Davis County for Canyon Creek. Mr. Balling, City Engineer, said this easement should be expanded to include all property up to approximately the 102 ft. elevation to accommodate necessary floodwater storage in the basin. This part of the lot is also in the 100 year flood hazard area as defined by the current Flood Insurance Rate Map. This portion cannot be regraded, disturbed or changed in any way except to plant some groundcover. There is also a small pocket of 30% + slope area on the northwestern portion of the property that limits the actual buildable area to a very specific portion of the lot. Glendon Homes is purchasing the property with the intent of building a home on it. No specific building plans have been submitted at this time.

Staff recommends approval of this building lot subject to the following conditions:

1. A 7 ft. utility easement be granted to the city along the entire frontage;
2. The Davis County drainage easement be increased to include all property up to the 102 ft. elevation; 3. The required Davis County storm fee for undeveloped property to be paid in the amount of \$628.40; 4. The new survey plat of the lot to be filed with the Davis County Recorder as per state law;
5. All required utility and hookup fees be paid prior to issuing a building permit;
6. A subdivision checking fee of \$30.00 be paid;
7. All building and other pertinent city ordinances and codes must be met;
8. No building, grading or other change of the drainage channel or easement may take place other than planting a groundcover type material.

Mark Green made a motion to grant approval to the building lot at 3457 S. Bountiful Blvd., subject to the conditions outlined by staff; seconded by Barbara Holt; voting was unanimous.

#### Site Pla

12-7-93.10 Preliminary & Final Site Plan Approval for a 16-unit Apartment Development at 598 South 100 East, Mill Hollow Associates, Developer; Joe Lyon, Rep.

This project was granted a Conditional Use Permit August 4, 1992. On July 20, 1993 they requested a six month extension of the Conditional Use Permit subject to the same conditions that were Imposed on August 4, 1992, as follows:

1. The building be no higher than two stories;
2. The building not to exceed 16 dwelling units;
3. The drive entrance is to be 25 ft. wide fo the first 20 ft.;
4. A 6 ft. high solid barrier fence be Included along the south property line;
5. The storage units be pushed back to the west property line.

The final plans have been revised to meet the conditions described above with the exception of item 4. The plans show a storm drainage system to collect the surface run-off and pipe ft to Mill Creek through an 8 ft. wide private utility easement. There are 25 parking stalls (1.56 per unit), ordinance requires 24 stalls. The landscaped area is 38% of the total area, and shows trees, shrubbery and planting areas along the north and south property lines.

Staff recommends final approval subject to the following conditions:

1. A 6 ft. high solid barrier fence along the south property line (required by Planning Commission);
2. Payment of a storm water detention fee *of* \$1,548.00;
3. Payment of a checking fee *of* \$30.00;
4. Payment of the sewer connection fee - \$9,600.00; water connection fee for 2" connection - \$4,730.00; electrical power to be determined by Power Dept.; other fees as needed by private utility companies;
5. Compliance with all city ordinances and building codes.

Jeff Chretien made a motion to recommend approval of preliminary and final approval for the 16 unit apartment building at 598 South 100 East, subject to the recommendations of staff including items 1 through 5; Mark Green seconded the motion; Mick Johnson abstained; majority voted approval.

Meeting adjourned at 8:20 PM.